



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Santa Barbara County
Planning Commission Hearing Rm.
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Meeting Date: March 19, 2010
9:00 A.M.

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

Martha Gray	Will Rivera	Chair
Glen Morris	Jeremy Roberts	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	Supervising Planner
Lane Goodkind		

- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
 - If your case appears on the Consent Agenda, it is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of March 5, 2010 will be considered.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

VI. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this SBAR Meeting by 9:30 A. M.

Isla Vista/Goleta

1. **08BAR-00000-00279**
St. George New Three-Story Multi-Family Apartment Buildings **Isla Vista**
08DVP-00000-00040 (Alex Tuttle, Planner) **Jurisdiction: DVP**
Request of Shubin and Donaldson Architects, architect for the owner, Edward St. George, to consider Case No. 08BAR-00000-00279 for **final approval of 56 new one-, two-, and three bedroom units comprising five buildings surrounding a central courtyard, totaling approximately 52,500 square feet.** The following structures currently exist on the parcel: three one-story day care buildings of approximately 2,560 square feet, 850 square feet and 815 square feet. The proposed project will require approximately 665 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 2 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino del Sur** in the Isla Vista area, Third Supervisorial District. (Continued from 1/16/09, 1/30/09, 2/13/09, 3/27/09, 6/5/09, 2/05/10, 2/19/10 & 3/5/10)
2. **10BAR-00000-00042**
Erickson New Residence, Guest House & Agricultural Accessory Structure **Goleta**
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**
Request of James Bell, architect for the owner, Shawn Erickson, to consider Case No. 10BAR-00000-00042 for **conceptual review of a new residence of approximately 2,996 square feet, guest house of approximately 783 square feet and agricultural accessory structure of approximately 272 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 310 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 6.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-021, located at **280 Glen Annie Road** in the Goleta area, Third Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **09BAR-00000-00201** **Henderson Residence Addition** **Mission Canyon**
09LUP-00000-00542 (Lisa Martin, Planner) **Jurisdiction: Ridgeline-Urban**
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 09BAR-00000-00201 for **further conceptual/preliminary/final approval of residence addition/remodel of approximately 595 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 6,540 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10)

The Representatives of the following items should be in attendance at this SBAR Meeting by 10:30 A. M.

4. **10BAR-00000-00015 Convis Residence Addition Mission Canyon**
10LUP-00000-00032 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Andy Ribbins, agent for the owner, Gary Convis, to consider Case No. 10BAR-00000-00015 for **final approval of residence addition of approximately 615 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,620 square feet and garage of approximately 470 square feet. The proposed project will require approximately 12 cubic yards of cut and approximately 8 cubic yards of fill. The property is a 7,630 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, located at **986 Cheltenham** in the Mission Canyon area, First Supervisorial District. (Continued from 2/19/10 & 03/05/10)
5. **09BAR-00000-00196 Gruel As-Built Garage Conversion/Addition Mission Canyon**
09LUP-00000-00507 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Syndi Souter, agent, Tony Xiques, architect, for the owner, Julie Gruel, to consider Case No. 09BAR-00000-00196 for **preliminary/final approval of an as-built garage conversion of approximately 786 square feet with a residential addition of approximately 60 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,486 square feet and four storage sheds of approximately 120 square feet. The proposed project will not require grading. The property is a 15,246 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 067-050-016, located at **5130 Cathedral Oaks Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10)
6. **10BAR-00000-00039**
Tabasgo Living Trust New Residence, Garage and Observatory Santa Barbara
(No Assigned Planner) **Jurisdiction: Ridgeline-Rural**
Request of Taalman Koch, architect and Bildsten and Sherwin Design Studio, agent for the owners, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00039 for **conceptual review of a new residence of approximately 2,610 square feet, garage of approximately 750 square feet and observatory of approximately 294 square feet**. The following structure currently exists on the parcel: a residence (to be removed) of approximately 2,340 square feet. The proposed project will not require grading. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Meeting by 11:30 A. M.

7. **09BAR-00000-00178 Melton Addition/New Garage Hope Ranch**
09LUP-00000-00474 (Kimberly McCarthy, Planner) **Jurisdiction: Design Overlay**
Request of Eric Swenumson, agent for the owners, Kurt Melton and Judy Moulderres, to consider Case No. 09BAR-00000-00178 for **further conceptual review and preliminary approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 558 square feet**. The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 12/04/09)

8. **10BAR-00000-00040 Kelly/Ellersieck Residence Remodel and Addition Hope Ranch**
10LUP-00000-00052 (Brian Banks, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Craig Shallenberger, agent for the owners, Wendy Lynn Kelly and Betty Jo Ellersieck to consider Case No. 10BAR-00000-00040 for **conceptual review of a residence first floor addition of approximately 1,767 square feet and patio of approximately 54 square feet with a second floor addition of approximately 171 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,868 square feet, detached garage of approximately 1,000 square feet, a shed and a pool. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a 1.47 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-005, located at **4255 Vieja Drive** in the Hope Ranch area Second Supervisorial District.

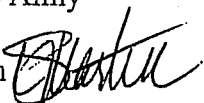
Toro Canyon/Summerland/Carpinteria Areas

9. **10BAR-00000-00033 Allen Residence Remodel and Addition Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Mark Shields and Lloyd Malear, architects for the owner, Brad Allen, to consider Case No. 10BAR-00000-00033 for **conceptual review of a residence addition of approximately 36 square feet.** The following structures currently exist on the parcel: a residence and attached garage of approximately 3,900 square feet. The proposed project will not require grading. The property is a 17,342 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-240-035, located at **2425 East Finney Street** in the Summerland area, First Supervisorial District.
10. **09BAR-00000-00186 Summerland Market Exterior Alterations Summerland**
07BDP-00000-00689 (Kimberly McCarthy, Planner) **Jurisdiction: Summerland**
Request of Jim Feinberg, agent for the owner, Rose Robinson Trust, to consider Case No. 09BAR-00000-00186 for **preliminary/final approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 01/08/10 & 03/05/10)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Lisa Martin 

DATE: March 17, 2010

RE: 09BAR-00000-00201, Henderson SFD Addition
09LUP-00000-00542, 2725 Exeter Place, APN 023-171-010

Preliminary review indicates that the project complies with the all requirements of the 7-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for additions of approximately 602 square feet to an existing residence. The additions would consist of an entry addition of 135 sq. ft. and a lower floor addition and remodel to create a new master suite of approximately 467 sq. feet. The project includes a new lap pool (swim spa) of 119 sq. feet, new decks, new 6' maximum height retaining wall, and an approximately 105 sq. ft. trellis off the new master suite. Less

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: March 17, 2010

RE: 10BAR-00000-00015/10LUP-00000-00032, Convis Residential Addition

Preliminary review indicates that the project complies with the all requirements of the 7-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION: The proposed project is for the addition of approximately 315 square feet to the existing single family dwelling and the conversion of approximately 300 square feet of existing non-habitable (crawl space) area to habitable space. The addition and conversion will create a new master bedroom suite on the main (lower) level of the residence. The existing entryway on the upper level will also be enlarged by approximately 64 square feet. The project requires approximately 12 cubic yards of cut and eight cubic yards of fill. The project will require the removal of one non-native tree. Water and

sanitary services will continue to be provided by the City of Santa Barbara. Access to the site will remain off Cheltenham Road.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: 10LUP-00000-00032, case file
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: March 4, 2010

RE: 09BAR-00000-00196, Gruel Garage Conversion & Addition, 09LUP-00000-00507,
5130 Cathedral Oaks Rd., APN 067-050-016

Preliminary review indicates that the project complies with the all requirements of the __ zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to legalize the unpermitted conversion of an existing garage to habitable space. The proposed project includes conversion of the 786 sq. ft.

garage to habitable space consisting of two bedrooms, full bath, and living area with wet bar. The proposed project also includes conversion of an unpermitted 60 sq. ft. covered porch to create a hallway providing interior access between the converted garage and the dwelling. No changes to the height of the structures are proposed and will remain at approximately 12 feet. No oak tree or native vegetation removal is proposed. No Grading is proposed. Two parking spaces will be provided outside of the front and side setbacks in the existing gravel area south of the dwelling. The proposed residence will continue to be served by the Goleta Water District, Santa Barbara County Fire Dept. and a private septic system. Access to the site will continue to be taken from Cathedral Oaks Road. The property is a 0.34-acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 067-050-016, located at 5130 Cathedral Oaks Road in the Goleta Planning Area, Second Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)
Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: March 17, 2010

RE: 09BAR-00000-00178/09LUP-00000-00474, Melton SFD Additions

Preliminary review indicates that the project complies with the all requirements of the 20-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- | | |
|----------|---------------------------------------|
| x | FURTHER CONCEPTUAL/PRELIMINARY |
| | PRELIMINARY/FINAL |
| | FINAL |
| | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is subject to the Eastern Goleta Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow additions to the existing single family dwelling. The proposed additions will add a master bedroom suite (approximately 559 square feet) to the southwest corner of the structure, enlarge the existing living room, family room and kitchen (approximately 110 square feet, 71 square feet and 112 square feet respectively), create an attached

two-car garage on the northeast corner of the dwelling (approximately 558 square feet) and create a new entryway (approximately 51 square feet) to the existing single family dwelling. The project includes the demolition of approximately 52 square feet from the existing residence and an existing accessory structure (shed) west/behind the existing dwelling. The project will not require significant grading (less than 50 cubic yards) or the removal of any native vegetation. Two nonnative trees (palm and lemon tree) located on the north east portion of the property are proposed to be removed.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File
Anita Hodosy, P&D